



# PLANNING & ZONING

## AGENDAS & MINUTES

July 26, 2012

The regular meeting of the Sussex County Planning and Zoning Commission will be held Thursday evening, July 26, 2012, at 6:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes of July 12, 2012
- IV. Old Business
  1. Subdivision #2010-8 – Villages at Herring Creek Development Co., LLC MJ  
Final – The Villages at Herring Creek Phase II
  2. C/U # 1932 – Tanya A. Gibbs & Kimwuan L. Gibbs MJ
- V. Public Hearings
  1. C/U #1933 – Mark A. Giblin RS
  2. C/U # 1934 – Darin McMahon/Passive Income, LLC IGB
  3. C/U # 1935 – John Herholdt IGB
  4. C/U # 1936 – Chester Townsend, IV RS
  5. C/U # 1937 – Lisa M. St. Clair MJ

VI. Other Business

- |    |   |     |
|----|---|-----|
| 1. | Hunter's Walk MR/RPC<br>Revised Preliminary Site Plan – Route One             | MJ  |
| 2. | Bayside Mini – Storage<br>Revised Preliminary Commercial Site Plan – Route 20 | RS  |
| 3. | Ty Hudson<br>2 Parcels & 50' Easement – Road 72                               | MR  |
| 4. | Chad E. & Amy L. Reed<br>2 Parcels & 50' Easement – Road 225                  | IGB |
| 5. | Grover W. & Frances M. Hearn<br>3 Parcels & 50' Easement – Road 62            | MR  |
| 6. | Jaime Martin<br>2 Parcels & 50' Easement – Route 20                           | RS  |
| 7. | Glenn Williams<br>2 Parcels on 50' Right of Way – Route 9                     | MJ  |
| 8. | C/U #1217 – Potts Welding<br>Revised Use – Route 13A                          | RW  |

Pursuant to 29 Del.C. 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: July 13, 2012

OLD BUSINESS

1. Subdivision #2010-8 - application of **VILLAGES AT HERRING CREEK DEVELOPMENT CO., LLC**, to consider the Subdivision of land in an AR-1 Agricultural Residential district in Indian River, Sussex County, by dividing 17.64 acres into 22 lots, and a waiver from the forested buffer requirements, located south of Sand Bay Drive within the Villages of Herring Creek, south of Road 277.
- 2 C/U # 1932 – application of **TANYA A. GIBBS AND KIMWUAN L. GIBBS** to consider Conditional Use of land in an GR General Residential District for an automotive sales lot to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 27,250 square feet, more or less lying southeast of Road 285 (Beaver Dam Road), 2,500 feet south of Road 287 (Kendale Road) (Tax Map I.D. 2-34-6.00-13.00).

PUBLIC HEARINGS

1. C/U #1933 – application of **MARK A. GIBLIN** to consider Conditional Use of land in an AR-1 Agricultural Residential District for a towing service and landscaping to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.374 acre, more or less, lying southeast of Route 17 (Roxana Road), 1,185 feet northeast of Road 382 (Zion Church Road) (Tax Map I.D. 5-33-6.00-60.02).
2. C/U #1934 – application of **DARIN MCMAHON/PASSIVE INCOME, LLC** to consider Conditional Use of land in an AR-1 Agricultural Residential District for a garage for storage/warehousing to be located on a certain parcel of land lying and being in Lewes and Rehoboth, Sussex County, containing 1.872 acres more or less, lying northwest of New Road (Road 266) 2,112 feet southwest of Pilottown Road and 2,500 feet northeast of Canary Creek (Tax Map I.D. 3-35-8.00-9.02).
3. C/U #1935 – application of **JOHN HERHOLDT** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a workshop for a family electrical business and a butcher shop to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 2.347 acres, more or less, lying east of Route 42 (North Union Church Road) 900 feet north

of Road 207 (Fitzgerald Road) (Tax Map I.D. 1-30-6.00-45.02).

Agenda  
July 26, 2012  
Page 4

4. C/U #1936 – application of **CHESTER TOWNSEND, IV** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a Food vendor to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 1.0 acres, more or less, lying North of Route 26, 0.2 mile northeast of Road 342 (Sandy Lane Road) (Tax Map I.D. 1-34-11.00-3.00).
5. C/U #1937 – application of **LISA M. ST.CLAIR** to consider the Conditional Use of land in an GR General Residential District for a bakery for baking dog treats to be located on a certain of land lying and being in Indian River Hundred, Sussex County, containing 5.40 acres, more or less, lying northwest of Road 305 (Hollyville Road) 200 feet northeast of Road 306 (Inland Bay Road) (Tax Map I.D. 2-34-21.00-213.00).